

March 8, 2019

**VIA CM-RRR 9414 7266 9904 2043 6904 96**

FOIA Officer  
Environmental Protection Agency  
Fountain Place 12th Floor, Suite 1200  
1445 Ross Avenue  
Dallas, TX 75202-2733

RE: FOIA Request –The Port of Corpus Christi, LP and 361 Holdings, LLC

Dear FOIA Officer:

In accordance with the provisions of the Freedom of Information Act, 5 U.S.C. § 552, Baker • Wotring LLP hereby requests the prompt production and disclosure of any and all memoranda, lists, correspondence, and other documents and records, whether draft, preliminary, interim or final, as well as any other related documentation in electronic format, in the possession, custody or control of United States Environmental Protection Agency (EPA), including EPA Region 6, identifying, evidencing or related to The Port of Corpus Christi, LP and 361 Holdings, LLC.

Baker • Wotring LLP also requests the following and any other related documents as listed below:

- All documents related to the Former Ingleside Refinery in San Patricio County, Texas.
- All documents related to the property described in Exhibit A in San Patricio County Texas.
- All documents related to the property described in Exhibit B in San Patricio County Texas.
- All documents related to the property depicted in Exhibit C in San Patricio County Texas.
- All documents related to the property depicted in Exhibit D in San Patricio County Texas.
- All documents/correspondence with:
  - Kenneth Berry
  - The Port of Corpus Christi LP
  - 361 Holdings

This request is for all information in whatever media it may be kept and in whatever form including, but not limited to, any book, paper, letter, document, e-mail, Internet posting, text message, instant message, other electronic communication, printout, photograph, film, tape, microfiche, microfilm, sound recording, map, and drawing and a voice, data, or video representation held in computer memory in the possession, custody or control of EPA Region 6.

In this request, the term "document" includes the following: all reports, lists, interagency memoranda, intra-agency memoranda, data correspondence, opinion letters, ledgers, studies, investigations, schedules, photographs, sound reproductions, ledger books, graphs, catalogues, statements or any other handwritten, typewritten, printed, recorded or graphic material of any kind or description whatsoever.

Baker • Wotring LLP agrees to pay reasonable postage, copying fees and other reasonable applicable fees accrued under Subchapter F of the Texas Public Information Act for the processing of this request in an amount not to exceed \$250.00. However, please notify me prior to your incurring any expenses in excess of that amount.

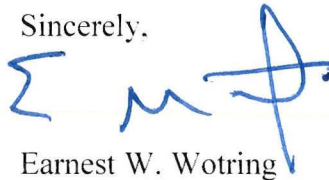
We are requesting that EPA Region 6 respond within twenty (20) business days of receipt of this request, as specified in 5 U.S.C. § 552(a)(6)(A).

If my request is denied in whole or part, I ask that you justify all deletions by reference to specific exemptions of the Act. Please also release all non-exempt portions of otherwise exempt material.

Please do not hesitate to contact the undersigned by phone at (713) 980-1700, or by email at [Ewotring@bakerwotring.com](mailto:Ewotring@bakerwotring.com) if you have any questions regarding this request.

Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink, appearing to be 'E. Wotring', with a stylized flourish at the end.

Earnest W. Wotring

## EXHIBIT A

### Property Description

The property is known as the Old Wastewater Treatment Plant. It is located in Ingleside, San Patricio County, Texas and is particularly described as follows:

Beginning at the corner of a chain link fence same being the West corner of a 5.54 acre tract or parcel of land conveyed by Humble Oil & Refining Company to Humble Pipe Line Company by deed dated December 7<sup>th</sup>, 1965, and recorded in Vol. 326 at pages 475-479 of the Deed Records of San Patricio County, Texas, said point of beginning bears North 55° 56' West 190.0 feet and North 55° 52' West 949.4 feet from the West corner of a 35.28 acre tract or parcel of land conveyed by John Savage to Humble Oil & Refining Company by deed dated Feb. 2, 1929 and recorded in Vol. 91 at page 376 of the Deed Records of San Patricio County, Texas;

THENCE North 55° 52' West 60 feet to a corner,  
THENCE North 16° 08' East 241 feet to a corner;  
THENCE South 55° 52' East 300 feet to a corner;  
THENCE South 34° 08' West 225 feet to a corner,  
THENCE North 55° 52' West 240 feet to a corner;  
THENCE South 34° 08' West 16 feet to the point of beginning, containing 1.572 acres.



## EXHIBIT B

### PROPERTY DESCRIPTION

A 89.75 ACRE TRACT OF LAND, BEING THE SAME TRACT OF LAND AS DESCRIBED IN FILE NUMBER 646716 AND FILE NUMBER 646717, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a found 5/8 inch iron rod on the south right-of-way line of Texas State Highway 361, for the northwest corner of a 117.87 acre tract, as recorded in Document Number 628374, Deed Records, San Patricio County, Texas, and the northeast corner of a 45.67 acre tract as recorded in Document Number 576404, Deed Records, San Patricio County, Texas, and for the northeast corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE** South 29°52'00" West, with the west line of said 117.87 acre tract, same being the east line of said 45.67 acre tract, a distance of 1395.42 feet to a 5/8 inch iron rod found on the north line of the Drill Site No. 2, which is recorded in Document Number 190569, Deed Records, San Patricio County, Texas, for a corner of the herein described tract;

**THENCE** South 88°53'24" West, with the northwest line of said Drill Site #2, same being the east line of said 45.67 acre tract, a distance of 212.13 feet to a 5/8" iron rod found for the northwest corner of said Drill Site No. 2, and for an interior corner of the herein described tract;

**THENCE** South 01°04'48" East, with the southwest line of said Drill Site #2, same being the east line of said 45.67 acre tract, a distance of 330.00 feet to a 5/8 inch iron rod found for the south corner of said Drill Site No. 2, and for an interior corner of the herein described tract;

**THENCE** North 88°55'12" East, with the southeast line of said Drill Site No. 2, same being the east line of said 45.67 acre tract, a distance of 14.41 feet to a 5/8" iron rod found for a corner of the herein described tract, said rod also being on the west line of 117.87 acre tract;

**THENCE** South 29°51'43" West, with the west line of said 117.87 acre tract, same being the east line of said 45.67 acre tract, a distance of 920.81 feet to a found fence corner post for the northwest corner of a 5.54 acre tract, described as Tract No. 2, as recorded in Volume 326, Page 475, Deed Records, San Patricio County, Texas, for a corner of said 45.67 acre tract and for the herein described tract;

**THENCE** South 33°10'44" West, with the west line of said 5.54 acre tract, same being the east line of said 45.67 acre tract, a distance of 337.30 feet to a found fence corner post for the an interior corner of said 5.54 acre tract and an interior corner of said 45.67 acre tract and the south east corner the herein described tract.

**THENCE** North 56°50'17" West, with the most westerly north line of said 5.54 acre tract, same being the a south line of said 45.67 acre tract a distance of 311.03 feet to a found fence corner post for the southeast corner a 1.57 acre tract, as recorded in Volume 339, Page 194, Deed Records, San Patricio County, Texas, and for an interior corner of said 45.67 acre tract and of the herein described tract.

**THENCE** North 33°24'59" East, with the east line of said 1.57 acre tract, same being and interior line of said 45.67 acre tract, a distance of 225.09 feet to a 5/8" iron rod found for the northeast corner of said 1.57 acre tract, and for an interior corner of said 45.67 acre tract and of the herein described tract.

**THENCE** North 56°48'19" West, with the north line of said 1.57 acre tract, and a south line of said 45.67 acre tract, a distance of 300.69 feet to a found fence corner post for the northwest corner of said 1.57 acre tract, and for an interior corner of said 45.67 acre tract and of the herein described tract.

**THENCE** South 33°04'37" West, with the west line of said 1.57 acre tract, and an interior line of said 45.67 acre tract, a distance of 241.28 feet to a 5/8" iron rod found for the southwest corner of said 1.57 acre tract, and for an interior corner of said 45.67 acre tract and of the herein described tract.

**THENCE** North 57°08'33" West, a distance of 122.61 feet to a found fence corner post for the northwest corner of a 9.22 acre tract, described as Tract No. 3, as recorded in Volume 326, Page 475, Deed Records, San Patricio County, Texas, and for an interior corner of said 45.67 acre tract and of the herein described tract.

**THENCE** South 33°00'30" West, a distance of 441.52 feet to a 5/8" iron rod found for the south corner of said 45.67 acre tract, said point being on the east line of a 336.36 acre tract, as recorded in Document Number 374133, Deed Records, San Patricio County, Texas, and for the south corner of the herein described tract.

**THENCE** North 04°10'41" West, with the most westerly line of said 45.67 acre tract, a distance of 181.52 feet to a 5/8" iron rod found for the most westerly corner of said 45.67 acre tract, and for a corner of the herein described tract.

**THENCE** North 04°00'17" West, with the east line of said 336.36 acre tract, a distance of 64.58 feet to a 5/8" iron rod found for the most southerly corner of a 165.385 acre tract, as recorded in Document Number 490143, Deed Records, San Patricio County, Texas, and for a corner of the herein described tract.



**THENCE** North 15°51'45" East, with the east line of said 165.385 acre tract, a distance of 1900.30 feet to a 5/8" iron rod found for a corner of said 165.385 acre tract and a corner of the herein described tract.

**THENCE** North 21°11'45" East, with the east line of said 165.385 acre tract, a distance of 1681.16 feet to a 5/8" iron rod found on the south right-of-way line of said SH 361, for northeast corner of said 165.385 acre tract and the northwest corner of the herein described tract, same being the beginning of a curve to the right with a radius of 1820.08 feet, a chord direction of South 30°49'35" East, a chord distance of 174.67 feet and an arc length of 174.73 feet.

**THENCE**, with said curve to the right, same being said south right-of-way line, an arc length of 174.73 feet to a TXDOT Concrete Monument found for a corner of the herein described tract and the beginning a of a reverse curve to the left having a radius of 1727.28 feet, a chord direction of South 53°30'46" East, a chord distance of 1484.66 feet and an arc length of 1534.64 feet.

**THENCE**, with said curve to the left, same being said south right-of-way line, an arc length of 1534.64 feet, to the **POINT OF BEGINNING** and containing 89.75 acres.

NOTE:

ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983).

Certified by:

Stacey King Mora, Texas R.P.L.S. Registration No. 6166  
Naismith Engineering, Inc.  
TBPE F#355 TBPLS F# 100395-00  
Dated May 5, 2015

Please Return To: First American Title  
1790 Hughes Landing, Suite 110  
The Woodlands, TX 77380  
Attn: Sharon Mork  
NCS No. 709024-C

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



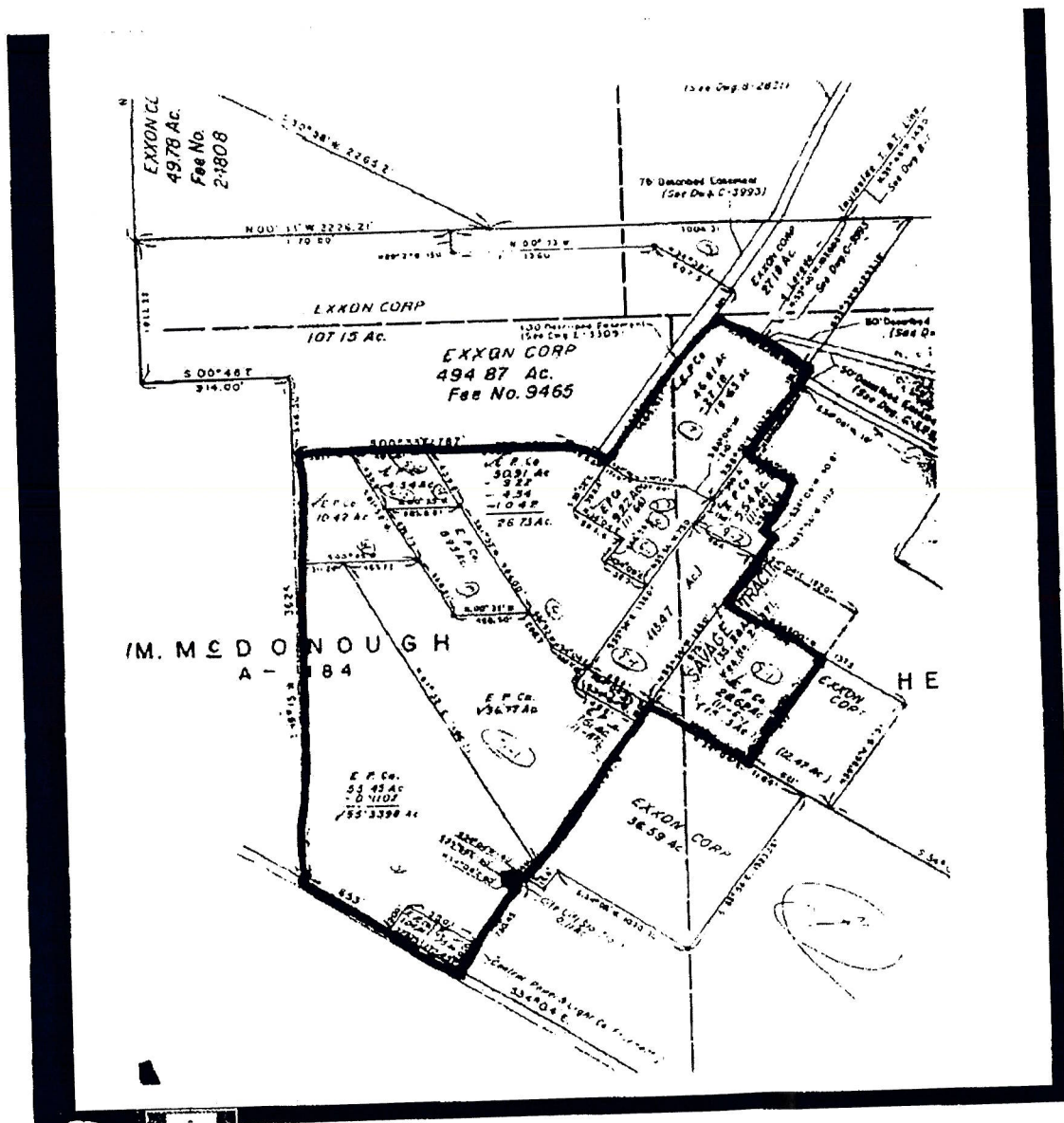
*Gracie Alaniz-Gonzales*  
Gracie Alaniz-Gonzales  
County Clerk  
San Patricio County, Texas  
05/30/2017 10:00 AM  
Fee: \$46.00  
667117 MEM

# EXHIBIT C

COUNTY CLERK'S MEMO  
Portions of document  
illegible when received.

## 209 ACRE TRACT DESCRIPTION AND DEPICTION

That certain 209 acre, more or less, tract of land being described under those Deeds recorded under Volume 88, Page 15, Volume 90, Page 553, Volume 91, Page 376, Volume 101, Page 391, Volume 113, Page 182, Volume 119, Page 125, Volume 148, Page 514, Volume 149, Page 502, Volume 326, Page 475, save and except acreage conveyed to City of Ingleside under Volume 340, Page 1 of the Deed Records of San Patricio County, Texas.



## **EXHIBIT D**

The Site consists of approximately 117.9 acres. The Site is divided into four (4) tracts: Tract 1 (37.82 acres) and Tract 4 (2.50 acres) on the northern portion of the Site and Tract 2 (40.59 acres) and Tract 3 (36.99 acres) on the southern portion of the Site. From at least 1918 until 1927, the Site was vacant. In approximately 1927, construction of the Humble Oil Refinery began. From July 1928 until November 1945, the majority of the Site was developed with a portion of the Humble Oil Refinery with the production of aviation gasoline, navy fuel oil, and other war-time petroleum products. Additional portions of the Site were improved with commercial operations between the 1960s through 2005. Remnant roads and concrete slabs are present in the northern and central portions of the Site with areas of overgrowth noted in various areas of the Site. A steel frame of a former building is present in the northeast corner of the Site. A semi-solid asphaltic area is present in the southwest corner of the Site.

The Site is bounded to the north by SH 361 and to the east by Coach Emory Bellard Drive.



